

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

In Re: THOMAS MANOS and JORDAN MANOS, AKA JORDAN EMANUELE- MANO DBA ENLIGHTENED ROADS CONSTRUCTION COMPANY Debtors, SPECIALIZED LOAN SERVICING, LLC AS SERVICING AGENT FOR WELLS FARGO BANK, N.A., AS TRUSTEE FOR BANC OF AMERICA FUNDING CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-5, Movants v. THOMAS MANOS, JORDAN MANOS, AKA JORDAN EMANUELE- MANO DBA ENLIGHTENED ROADS CONSTRUCTION COMPANY, RONDA J. WINNECOUR, CHAPTER 13 TRUSTEE Respondents.	Bankruptcy No. 20-20039-JAD Chapter 13 Related to Doc. No. 43 and 101
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CONDITIONAL ORDER FOR RELIEF FROM THE AUTOMATIC STAY

NOW this 30th day of July, 2020, in said District, upon agreement of the parties:

This Court FINDS that Specialized Loan Servicing, LLC as Servicing Agent for Wells Fargo Bank, N.A., as Trustee for Banc of America Funding Corporation Mortgage Pass-Through Certificates, Series 2007-5 (the "Movant") is a creditor of the estate by virtue of a certain mortgage on Debtors' real property located at 28 Spruce Street, Natrona Heights, PA 15065 ("Collateral"), recorded in the Office of the Recorder of Deeds for Allegheny County Pennsylvania. For failure to make monthly payments Movant filed a Motion for Relief from the Automatic Stay on June 12, 2020.

In an effort to resolve the pending Motion for Relief and response thereto at Document Nos. 43 and 62,

IT IS ORDERED, ADJUDGED AND DECREED that Movant be and is hereby granted relief from the Automatic Stay to take the necessary steps to repossess and liquidate its Collateral referenced herein.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that said relief shall be stayed so long as the Debtor makes each and every plan payment in a timely and complete manner within the month beginning with the August 2020 plan payment in the amount of \$3200.00. Should the Debtors default in any full plan payment, upon Affidavit of creditor's counsel or the Trustee this Order shall be immediately effective without further Order of the Court and Movant shall have relief from the automatic stay. Any Affidavit of default filed with the Court shall indicate that Creditor's counsel has confirmed that no payments have been made directly to Movant and that counsel has reviewed the Trustee's internet site and that a default is evident according to the Trustee's records. Additionally a copy of the Trustee's report showing the default must be attached to the Affidavit.



Jeffery A. Deller
United States Bankruptcy Chief Judge

By: /s/ Keri P. Ebeck
Attorney for Specialized Loan Servicing, LLC
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By: /s/ Michael S. Geisler
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By: /s/ Owen Katz
Owen Katz, Esquire
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FILED
7/30/20 3:41 pm
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U.S. BANKRUPTCY
COURT - WDPA

Imaged Certificate of Notice Page 3 of 3

United States Bankruptcy Court
Western District of PennsylvaniaIn re:
Thomas Manos
Jordan Manos
DebtorsCase No. 20-20039-JAD
Chapter 13**CERTIFICATE OF NOTICE**

District/off: 0315-2

User: aala
Form ID: pdf900Page 1 of 1
Total Noticed: 1

Date Rcvd: Jul 30, 2020

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Aug 01, 2020.
tr +Ronda J. Winnecour, Suite 3250, USX Tower, 600 Grant Street, Pittsburgh, PA 15219-2702

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Aug 01, 2020

Signature: /s/Joseph Speetjens**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on July 30, 2020 at the address(es) listed below:

Brian M. Kile on behalf of Creditor Key Bank, N.A. bkile@grenenbirsic.com,
mcpupec@grenenbirsic.com/lstanger@grenenbirsic.com
James Warmbrodt on behalf of Creditor PNC Mortgage, A Division of PNC Bank, National
Association bkgroup@kmlawgroup.com
Jeffrey R. Hunt on behalf of Creditor County of Allegheny jhunt@grblaw.com,
cnoroski@grblaw.com
Jennifer L. Cerce on behalf of Creditor Penn Hills School District and Municipality of Penn
Hills jlc@mbm-law.net
Keri P. Ebeck on behalf of Creditor Specialized Loan Servicing, LLC as Servicing Agent for
Wells Fargo Bank, N.A., as Trustee for Banc of America Funding Corporation Mortgage Pass-Through
Certificates, Series 2007-5 kebeck@bernsteinlaw.com, jbluemle@bernsteinlaw.com
Keri P. Ebeck on behalf of Creditor SPECIALIZED LOAN SERVICING, LLC AS SERVICER FOR WELLS
FARGO BANK, N.A., AS TRUSTEE FOR BANC OF AMERICA FUNDING CORPORATION MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2007-5 kebeck@bernsteinlaw.com, jbluemle@bernsteinlaw.com
Keri P. Ebeck on behalf of Creditor Duquesne Light Company kebeck@bernsteinlaw.com,
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Ronda J. Winnecour cmecf@chapter13trusteedpa.com
S. James Wallace on behalf of Creditor Peoples Natural Gas Company LLC sjw@sjwpgh.com,
srk@sjwpgh.com;PNGbankruptcy@peoples-gas.com

TOTAL: 12